

Land Auction

ACREAGE:

76.79 Acres, m/l
Fayette County, IA

DATE:

Thursday
October 28, 2021
10:00 a.m.

LOCATION:

Maynard Community Hall
Maynard, Iowa



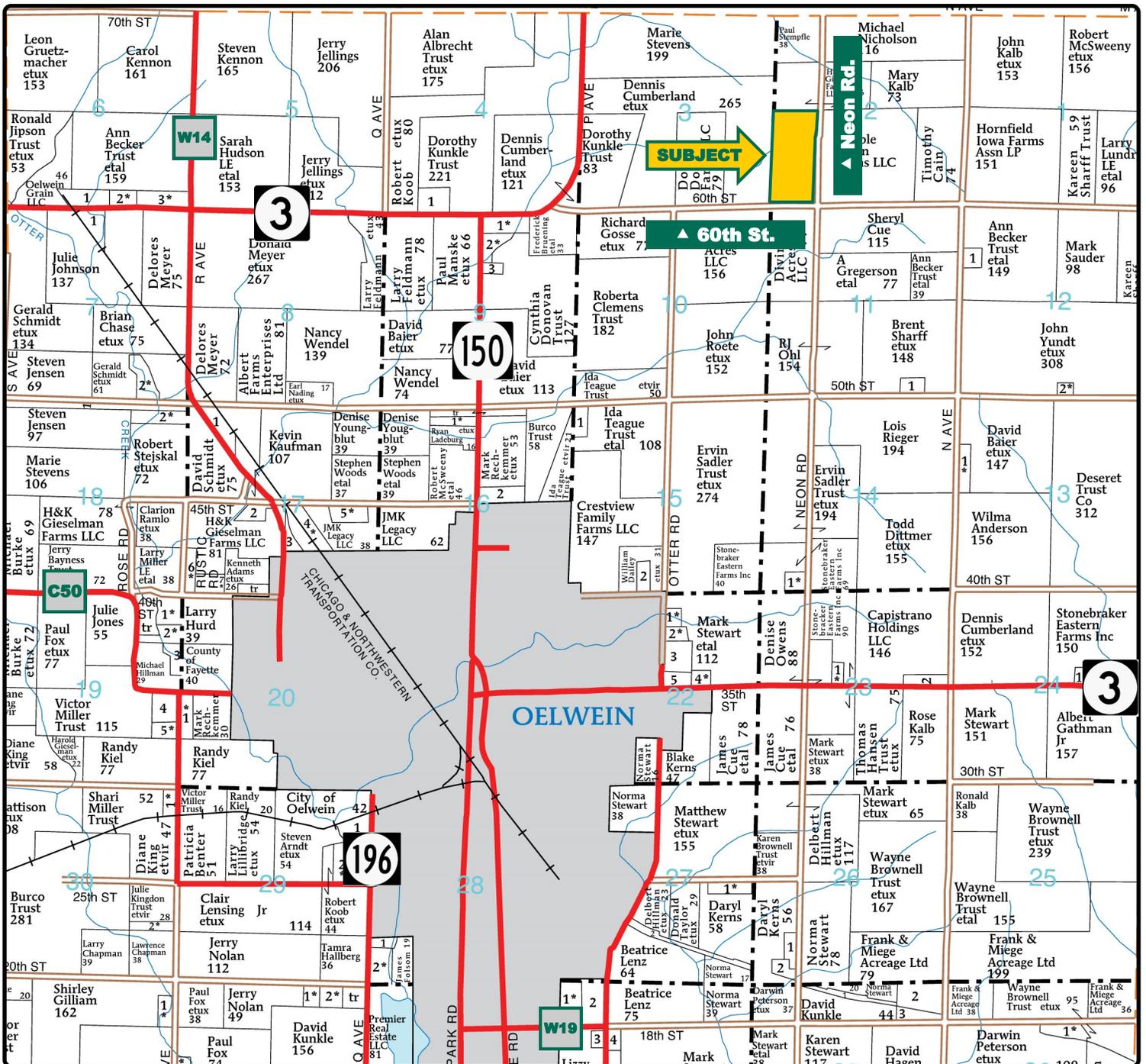
Property Key Features

- **Highly Tillable Tract of Land**
- **Excellent Quality Soils with a CSR2 of 89.18**
- **Great Investment Opportunity or Addition to Existing Farmland**

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FSA/Eff. Crop Acres: 76.53

Corn Base Acres: 38.00

Bean Base Acres: 37.80

Soil Productivity: 89.18 CSR2

Property Information

76.79 Acres, m/l

Location

2 miles northeast of Oelwein, Iowa.

Legal Description

W½ SW¼ Section 2, Township 91 North,
Range 9 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,036.00
Net Taxable Acres: 76.79
Tax per Net Taxable Acre: \$39.54

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 2666, Tract 1516
FSA/Eff. Crop Acres: 76.53
Corn Base Acres: 38.00
Corn PLC Yield: 165 Bu.
Bean Base Acres: 37.80
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Kenyon loam and Floyd loam. CSR2 on the FSA/Eff. crop acres is 89.18. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Some pattern tile. Contact listing agent for details.

Water & Well Information

None.

Easement

There is a pipeline easement located in the northeast corner of the farm. Contact listing agent for details.

Comments

Highly tillable tract with a CSR2 of 89.18 on the tillable land.

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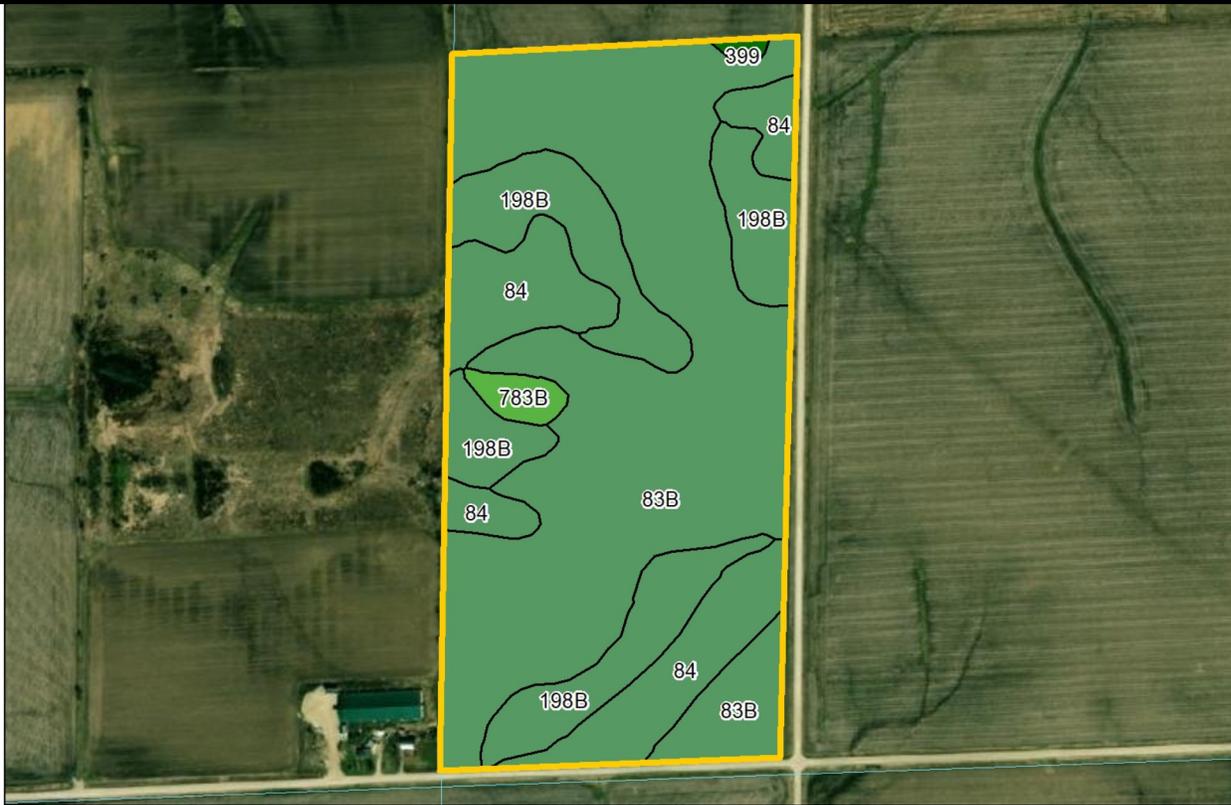
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	45.36	59.27	2	90	
198B	Floyd loam, 1 to 4 percent slopes	16.44	21.49	2	89	
84	Clyde clay loam, 0 to 3 percent slopes	13.24	17.30	2	88	
783B	Cresco loam, 2 to 5 percent slopes	1.18	1.54	2	73	
399	Readlyn silt loam, 1 to 3 percent slopes	0.31	0.41	1	91	

Measured Tillable Acres: 76.53

Average CSR2: 89.18

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking northwest



Looking southwest



Looking south



Looking southeast



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Date: **Thurs., October 28, 2021**

Time: **10:00 a.m.**

Site: **Maynard Community Hall
135 3rd St. S
Maynard, Iowa 50655**

Seller

Jeffrey L. Thoma and Bonnie S. Staggs

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Elliott Siefert

Attorney

Larry Anfinson
Anfinson & Luce PLC

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 28, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2022 or after harvest of the 2021 corn crop, whichever comes first. 100% of the 2021 cash rent will be retained by the sellers. Taxes will be prorated to November 28, 2021

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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